

UNITED STATES DISTRICT COURT  
for the  
*EASTERN DISTRICT OF PENNSYLVANIA*

Abraham Ituah

*Plaintiff*

REC'D MAY 15 2025

Stephen Wakefield et al.

*Defendant*

)  
)  
)  
)  
)  
)  
Civil Action No. 2:25-cv-01848-GJP

## Notice of Appeal

I, Abraham Ituah, pro se litigant, hereby file this appeal for the denial of motion for injunction relief filed with the complaint on April 8, 2025. The order of denial was signed on May 5, 2025, by District Judge Gerald J. Pappert.

## Appellate Brief

### Jurisdiction

This court has jurisdiction over the motion for preliminary injunction relief.

## Standard of Review

The standard of review for a denial of a motion for preliminary injunction relief is abuse of discretion.

## Argument

**I am seeking preliminary injunction relief due to ongoing whistleblower retaliation, false claims, and RICO violations perpetuated by the City of Philadelphia. Specifically:**

**Unlawful Property Seizures: The city unlawfully sold my property at 3843 Fairmont Avenue, Philadelphia, under false claims of default tax claims.**

**Witch Hunting: The city's staff engaged in witch hunting, demolishing my property at 508 W Tabor Road, Philadelphia, in 2019, and imposing financial torture through false claims.**

**Ongoing Harassment: The city continues to enforce code enforcement violations and false claims against me, threatening the loss of my remaining properties.**

## **Summary of other Grievances**

**The City of Philadelphia's legal and revenue departments have subjected me to significant financial hardship through various actions:**

**Forced Property Sales:** I was forced to sell 10 properties under duress.

**Unlawful Sheriff Sales:** Two properties were unlawfully sold in sheriff sales.

**Demolition Fee:** One property was demolished, and I'm being demanded to pay over \$100,000 in demolition fees.

### **Specific Incidents**

**Unlawful Collection:** The city collected \$17,750.52 from the sale of 2507 N 19th Street, Philadelphia, despite the debt being on the property was fully satisfied. See exhibit A

**Threatened Sheriff Sale:** The city threatened a

**sheriff sale of 4624 N 12th Street, Philadelphia, and falsely claimed \$14,000 in April 2025 for a judgment that was satisfied in 2019 after Steven Wakefield improperly obtained degree to sell the property through zoom hearing during Covid-19 pandemic and I wasn't present at the hearing.**

**False Claims: Steven Wakefield and James Zwolak enforced false claims, recollecting tax claims from the settlement of the sale of 4021 Neilson Street, Philadelphia on October 31, 2024.**

*See Exhibit C.*

### **Ongoing Harassment**

**Water Termination: On May 2025, the city terminated water service to my owner-occupied property at 419 W Godfrey Avenue, Philadelphia.**

**Code Enforcement Violations: The city filed over two hundred and sixty code enforcement violations and claims on Philadelphia common**

pleas court from the municipal court cases without my knowledge in order to collect liens as judgments. The implication of such actions means liens can be collected twice. See C \$D settlement statement for 4021 Neilson street, 5229 Germantown Avenue, 33 S 53rd Street etc.

### **Urgent Situation**

I am at risk of losing my remaining three properties, which would result in significant financial loss. I believe these actions constitute whistleblower retaliation, false claims, and RICO violations, as shown in the attached exhibits B.

### **Relief Sought**

I respectfully request that the court grant my motion for injunction relief and appoint a new judge or refer my case to a jury trial for fair justice.

### **Conclusion**

In light of the above facts, I sincerely believe that

**the court should grant my motion for injunction  
relief to prevent further harm and injustice.**

**Respectfully Submitted,**  
  
**Abraham Ituah**  
**Plaintiff/Petitioner**

5/16/2025

IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

Abraham Ituah,

*Plaintiff,*

v.

Steven Wakefield, et al.,

*Defendants.*

CIVIL ACTION  
NO. 25-1848

**ORDER**

AND NOW, this 5th day of May 2025, upon consideration of Abraham Ituah's Motin for Preliminary Injunction (ECF No. 3), it is ORDERED that the Motion is DENIED.<sup>1</sup>

BY THE COURT:

/s/ Gerald J. Pappert  
Gerald J. Pappert, J.

<sup>1</sup> Ituah asks the Court to enter a preliminary injunction against the Defendants "to prevent further whistleblower retaliation, false claims, and RICO violations." (Mot. 4.) A preliminary injunction is an "extraordinary and drastic remedy," so "the movant bears the burden of making a 'clear showing' that he is entitled to such relief. *Delaware State Sportsmen's Ass'n, Inc. v. Delaware Dep't of Safety & Homeland Sec'y*, 108 F.4th 194, 202 (3d Cir. 2024) (quoting *Mazurek v. Armstrong*, 520 U.S. 968, 972 (1997)). The "most critical" part of the movant's burden is showing he is likely to succeed on the merits and likely to suffer irreparable harm absent a preliminary injunction. *Id.* With respect to the merits of his claims, Ituah's Motion contains nothing more than vague references to "unlawful sales" of his "properties"; "whistleblower retaliation, false claims, and RICO violations"; and state-court judgments that the Defendants apparently obtained improperly. (Mot. 4–5, 7–8.) And with respect to irreparable harm, he offers only the unsupported statements that ten of his sixteen "properties" are "gone," he suffers ongoing emotional harm, and his children need his support. (*Id.*) None of these statements do anything to show that Ituah will likely succeed in this lawsuit nor that the vaguely worded injunction he seeks is necessary to prevent some harm that cannot later be redressed by a final remedy after trial.

CERTIFICATION OF SERVICE

I, Abraham Lefk, certify that a copy of my motion was served  
(Name of Moving Party)  
by Mail & Clerk on 5/16/2025 upon:  
(Mail, Personal Service, etc.) (Date)

Steven Wakefield et al

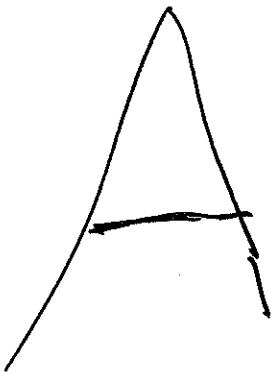
(Name of Opposing Party)

City of Philadelphia  Mike Rileystatewide AB.  
1401 JFK Blvd. 7901 Braddock Ave  
Philadelphia PA 19102 Philadelphia PA 19152

(Address of Opposing Party)

Name (Signature)

EXHIBIT





**PHILADELPHIA MUNICIPAL COURT  
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**  
1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Patrick F. Dugan, President Judge

John J. Joyce, Deputy Court Administrator

# CE-19-07-72-0216

City of Philadelphia Law Department, Water Revenue  
Bureau  
Municipal Services Building 1401 JFK Boulevard,  
5th Floor  
Philadelphia, PA 19102

ABRAHAM ITTOAH  
2507 N 19TH ST  
PHILADELPHIA, PA 19132

*Plaintiff**Defendant(s)*

Adriana K. Gonzalez

Address &amp;

Municipal Services Building 1401 JFK Boulevard,  
5th Floor  
Philadelphia, PA 19102

Plaintiff/Attorney

Phone

Attorney # 318831

## O R D E R

AND NOW, to wit this 2nd day of August, 2022, upon consideration of the above captioned complaint, it is hereby ordered and decreed that the above captioned case be marked as follows:

Judgment Satisfied.

BY THE COURT:

J.

EXHIBIT

B



A \$5 Convenience fee will be added to the transaction at checkout.

**Case Description**

**Case ID:** 1904W18006229  
**Case Caption:** CITY OF PHILADELPHIA VS. ITUAH  
**Filing Date:** Thursday , April 04th, 2019  
**Court:** MUNICIPAL CLAIM/LIEN  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** CLAIM FOR WATER SERVICE  
**Status:** PHILA WATER DEPT LIEN FILED  
**Cross Reference:** JD LN01378055

**Related Cases**

No related cases were found.

**Case Event Schedule**

No case events were found.

**Case motions**

No case motions were found.

**Case Parties**

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
<b>Address:</b>	C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507	<b>Aliases:</b>	none	



A \$5 Convenience fee will be added to the transaction at checkout.

**Case Description**

**Case ID:** 2002R19444682  
**Case Caption:** CITY OF PHILADELPHIA VS. ITUAH  
**Filing Date:** Saturday, February 15th, 2020  
**Court:** MUNICIPAL CLAIM/LIEN  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** REAL ESTATE TAX CLAIM/LIEN  
**Status:** ENTRY OF R.E. TAX LIEN

**Related Cases**

No related cases were found.

**Case Event Schedule**

No case events were found.

**Case motions**

No case motions were found.

**Case Parties**

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA DEPARTMENT OF REVENUE
<b>Address:</b>	MUNICIPAL SERVICES BUILDING CONCOURSE 1401 JOHN F KENNEDY BLVD PHILADELPHIA PA 19102 (215)686-6442		<b>Aliases:</b>	none



A \$5 Convenience fee will be added to the transaction at checkout.

**Case Description**

**Case ID:** 1904W18004888  
**Case Caption:** CITY OF PHILADELPHIA VS. ITUAH  
**Filing Date:** Friday , April 05th, 2019  
**Court:** MUNICIPAL CLAIM/LIEN  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** CLAIM FOR WATER SERVICE  
**Status:** PHILA WATER DEPT LIEN FILED  
**Cross Reference:** JD LN01377621

**Related Cases**

No related cases were found.

**Case Event Schedule**

No case events were found.

**Case motions**

No case motions were found.

**Case Parties**

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
<b>Address:</b>	C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507	<b>Aliases:</b>	none	



A \$5 Convenience fee will be added to the transaction at checkout.

**Case Description**

**Case ID:** 1811W18037298  
**Case Caption:** CITY OF PHILADELPHIA VS. ITUAH  
**Filing Date:** Wednesday, November 28th, 2018  
**Court:** MUNICIPAL CLAIM/LIEN  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** CLAIM FOR WATER SERVICE  
**Status:** PHILA WATER DEPT LIEN FILED  
**Cross Reference:** JD 10-116490

**Related Cases**

No related cases were found.

**Case Event Schedule**

No case events were found.

**Case motions**

No case motions were found.

**Case Parties**

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
<b>Address:</b>	C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507	<b>Aliases:</b>	none	



A \$5 Convenience fee will be added to the transaction at checkout.

**Case Description**

**Case ID:** 1807W18071617  
**Case Caption:** CITY OF PHILADELPHIA VS. ITUAH  
**Filing Date:** Thursday , July 19th, 2018  
**Court:** MUNICIPAL CLAIM/LIEN  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** CLAIM FOR WATER SERVICE  
**Status:** PHILA WATER DEPT LIEN FILED  
**Cross Reference:** JD LN01330351

**Related Cases**

No related cases were found.

**Case Event Schedule**

No case events were found.

**Case motions**

No case motions were found.

**Case Parties**

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
<b>Address:</b>	C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507	<b>Aliases:</b>	none	



A \$5 Convenience fee will be added to the transaction at checkout.

**Case Description**

**Case ID:** 1811W18037299  
**Case Caption:** CITY OF PHILADELPHIA VS. ITUAH  
**Filing Date:** Wednesday, November 28th, 2018  
**Court:** MUNICIPAL CLAIM/LIEN  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** CLAIM FOR WATER SERVICE  
**Status:** PHILA WATER DEPT LIEN FILED  
**Cross Reference:** JD LN01337237

**Related Cases**

No related cases were found.

**Case Event Schedule**

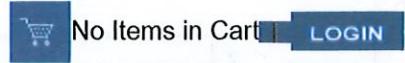
No case events were found.

**Case motions**

No case motions were found.

**Case Parties**

Seq #	Assoc	Expn Date	Type	Name
1			PLAINTIFF	CITY OF PHILADELPHIA WATER REVENUE BUREAU
<b>Address:</b>	C/O CITY OF PHILA LAW DEPT 1401 JOHN F KENNEDY BLVD 5TH FLOOR PHILADELPHIA PA 19102 (215)686-0507	<b>Aliases:</b>	none	



Civil Docket Report

A \$5 Convenience fee will be added to the transaction at checkout.

Case Description

**Case ID:** 160300154  
**Case Caption:** CITY OF PHILADELPHIA VS ITUAH  
**Filing Date:** Monday , March 07th, 2016  
**Court:** MAJOR NON JURY  
**Location:** City Hall  
**Jury:** NON JURY  
**Case Type:** CITY BUSINESS TAX CASE  
**Status:** JUDGMENT ENTERED BY AGREEMNT

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case motions

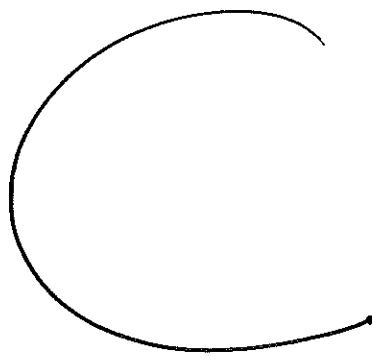
No case motions were found.

Case Parties

Seq #	Assoc	Expn Date	Type	Name
1			ATTORNEY FOR PLAINTIFF	TALAMINI, JONATHAN
<b>Address:</b>	LAVIN O'NEIL CEDRONE & DISIPIO 190 N INDEPENDENCE MALL WEST #500 PHILADELPHIA PA 19106 (215)351-7938	<b>Aliases:</b>	none	
2	1		PLAINTIFF	CITY OF PHILADELPHIA
<b>Address:</b>	c/o LAW DEPARTMENT 1515 ARCH ST, 14TH FLOOR PHILADELPHIA PA 19107	<b>Aliases:</b>	none	

07-MAR-2016 03:24 PM	CITY CHARGE	TALAMINI, JONATHAN		07-MAR-2016 03:56 PM
<b>Docket Entry:</b>	<i>none.</i>			
07-MAR-2016 04:00 PM	JUDGMENT ENTERED BY AGREEMNT	TALAMINI, JONATHAN		07-MAR-2016 12:00 AM
<b>Docket Entry:</b>	JUDGMENT IS HEREBY ENTERED IN FAVOR OF THE PLAINTIFF AND AGAINST THE DEFENDANT IN THE AMOUNT OF \$18,671.67 PURSUANT TO DEFENDANTS CONSENT, A TRUE AND CORRECT COPY OF WHICH IS ATTACHED HERETO. NOTICE GIVEN UNDER RULE 236			
21-MAY-2019 02:04 PM	MOTION TO VACATE FILED	ITUAH, ABRARAM		21-MAY-2019 12:00 AM
<b>Documents:</b>	<a href="#"> Click link(s) to preview/purchase the documents</a> <a href="#">MTVAC_8.pdf</a>		Click HERE to purchase all documents related to this one docket entry	
<b>Docket Entry:</b>	89-19055189 MOTION TO VACATE JUDGMENT FILED.			
19-JUN-2019 02:25 PM	MOTION ASSIGNED			19-JUN-2019 02:25 PM
<b>Docket Entry:</b>	89-19055189 MOTION TO VACATE FILED ASSIGNED TO JUDGE: SHIRDAN-HARRIS, LISETTE . ON DATE: JUNE 19, 2019			
11-JUL-2019 09:57 AM	ORDER ENTERED/236 NOTICE GIVEN	SHIRDAN-HARRIS, LISETTE		11-JUL-2019 09:57 AM
<b>Documents:</b>	<a href="#"> Click link(s) to preview/purchase the documents</a> <a href="#">ORDER_10.pdf</a>		Click HERE to purchase all documents related to this one docket entry	
<b>Docket Entry:</b>	89-19055189 IT IS ORDERED THAT THE MOTION TO VACATE JUDGMENT IS DENIED. BY THE COURT ...SHIRDAN-HARRIS,J 7/9/19			
11-JUL-2019 09:57 AM	NOTICE GIVEN UNDER RULE 236			26-JUL-2019 12:08 PM
<b>Docket Entry:</b>	NOTICE GIVEN ON 26-JUL-2019 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 11-JUL-2019.			

EXHIBIT



American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

C

H&H Settlement Services, LLC  
ALTA Universal ID: 1129487  
2778 Jenkintown Rd.  
Glenside, PA 19038

File No./Escrow No.: TAG240811  
 Print Date & Time: October 31, 2024 1:50 pm  
 Officer/Escrow Officer: Maureen Graham  
 Settlement Location: 2778 Jenkintown Rd.  
                           Glenside, PA 19038  
 Property Address: 4021 Neilson Street  
                           Philadelphia, PA 19124  
 Borrower: Leonardo Santana  
                           4021 Neilson Street  
                           Philadelphia, PA 19124  
                           Marcia Rohena  
 Seller: Abraham Ituah  
                           4021 Neilson Street  
                           Philadelphia, PA 19124  
 Lender: Greentree Mortgage Company, LP ISAOA/ATIMA  
 Settlement Date : October 31, 2024  
 Disbursement Date : October 31, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
		Lender Credits from Greentree Mortgage Company, LP ISAOA/ATIMA		1,295.00
	155,000.00	Sale Price of Property	155,000.00	
		Deposit		1,000.00
		Loan Amount		152,192.00
6,000.00		Seller Credit		6,000.00
		Gift Funds		10,000.00
		Prorations/Adjustments		
	103.39	City/Town Taxes 10/31/24-12/31/24	103.39	
		Loan Charges to Greentree Mortgage Company, LP ISAOA/ATIMA		
		Commitment Fee	1,295.00	
		Appraisal Fee	475.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Loan Charges to Greentree Mortgage Company, LP ISAOA/ATIMA (continued)		
		Credit Report	204.71	
		Flood Certification	11.10	
		Mortgage Insurance Premium	2,617.56	
		Reinspection Fee	150.00	
		Reinspection Fee to 2nd Inspection	150.00	
		Prepaid Interest \$28.15 per day from 10/31/24 to 11/01/24 Greentree Mortgage Company, LP ISAOA/ATIMA	28.15	
		Other Loan Charges		
		Notary Fee to Maureen Graham	45.00	
0.00		Notary Fee to Maureen Graham (seller fee)	30.00	
		Tax Search Service Fee to Conveyancing Services Inc	45.00	
		Impounds		
		Homeowner's Insurance to Greentree Mortgage Company, LP ISAOA/ATIMA 3.000 Months at \$116.92/month	350.76	
		Property Taxes to Greentree Mortgage Company, LP ISAOA/ATIMA 11.000 Months at \$170.33/month	1,873.63	
		Aggregate Adjustment to Greentree Mortgage Company, LP ISAOA/ATIMA		467.68
		Title Charges and Escrow/Settlement Charges		
		Additional Bring Downs to H&H Settlement Services, LLC	100.00	
		Bring Down Additional to H&H Settlement Services, LLC	50.00	
		Courier/Wire Fee to H&H Settlement Services, LLC	50.00	
0.00		Courier/Wire Fee to H&H Settlement Services, LLC (seller fee)	75.00	
0.00		Deed Doc Preparation to H&H Settlement Services, LLC (seller fee)	120.00	
		EDoc Fee to H&H Settlement Services, LLC	100.00	
		Lender's Title Insurance to H&H Settlement Services, LLC Coverage: \$152,192.00		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Premium: \$0.00 Version: 2021 ALTA Loan Policy (07/01/21)		
		Owner's Title Insurance to H&H Settlement Services, LLC Coverage: \$155,000.00 Premium: \$1,472.35 Version: 2021 ALTA Owner's Policy (07/01/21)	1,472.35	
		Commissions		
5,000.00		Commission - Selling Agent to Tesla Realty Group LLC	0.00	
		Government Recording and Transfer Charges		
		Deed Recording Fee to REC	274.75	
2,540.45		Local Transfer Tax to REC MUST SELECT FEE SCHED	2,540.45	
		Mortgage Recording Fee to REC	244.75	
775.00		State Transfer Tax to REC	775.00	
		Miscellaneous		
		Homeowner's Insurance Premium to Nation General 12 months	1,403.00	
		Civil Docket #160300154 to City of Philadelphia PIF 1/25/2022 \$13,677.97 paid outside closing by Seller		
2,505.40		Gas Liens #140330404; #140432265; #140731516 to Philadelphia Gas Works		
517.84		Real Estate Taxes - 2013 - to City of Philadelphia #332526600		
918.37		Real Estate Taxes - 2014 - to City of Philadelphia #332526600		
2,069.21		Real Estate Taxes - 2015 - to City of Philadelphia #332526600		
1,247.61		Real Estate Taxes - 2016 - to City of Philadelphia #332526600		
1,183.70		Real Estate Taxes - 2017 - to City of Philadelphia #332526600		
1,119.50		Real Estate Taxes - 2018 - to City of		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Miscellaneous (continued)		
		Philadelphia #332526600		
1,048.27		Real Estate Taxes - 2019 - to City of Philadelphia #332526600		
0.00		Real Estate Taxes - 2020 - to City of Philadelphia #332526600		
949.51		Real Estate Taxes - 2021 - to City of Philadelphia #332526600		
801.11		Real Estate Taxes - 2022 - to City of Philadelphia #332526600		
792.11		Real Estate Taxes - 2023 - to City of Philadelphia #332526600		
646.91		Real Estate Taxes - 2024 - to City of Philadelphia #332526600		
337.00		Water/Sewer Judgment #CE-15-10-72-0844-3301 "A"Street to City of Philadelphia-Water Revenue Court Costs/Fines		

Seller			Borrower	
Debit	Credit		Debit	Credit
28,451.99	155,103.39	Subtotals	169,584.60	170,954.68
126,651.40		Due to Seller/Borrower	1,370.08	
155,103.39	155,103.39	Totals	170,954.68	170,954.68

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize H&H Settlement Services, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

Leonardo Santana  
Leonardo Santana

Marcia Rohena  
Marcia Rohena

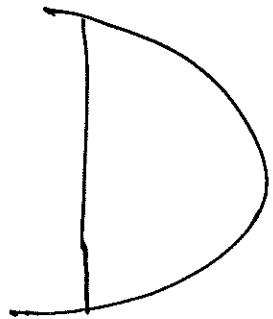
Seller

A ✓  
Abraham Ituah

H&H Settlement Services, LLC

BY: Maureen M. Graham  
Maureen Graham  
Relo Director / PA Title Agent

EXHIBIT



**SUMMARY OF THE MONEY RECEIVED BY CITY OF PHILADELPHIA FROM ALL  
THE SETTLEMENT COMPLETED – SETTLEMENTS**

<b>Addresses</b>	<b>Amount</b>	<b>Settlement Dates</b>
5229 Germantown Avenue	\$47,765.91	8/26/2019
1700 N. Dover Street	\$24,787.70	1/8/2019
5551 Morris Street	\$32,177.42	2/27/2019
2153 66 <sup>th</sup> Avenue	\$24,427.07	8/30/2019
3765 N. Bourier Street	\$24,052.84	10/10/2019
2538 N. Gratz Street	\$18,488.45	4/14/2022
212 S. Edgewood Street	\$11,056.09	3/21/2022
2507 N. 19 <sup>th</sup> Street	\$16,618.97 + \$30,000	6/24/2022
33 S. 53 <sup>rd</sup> Street	\$24,387.15	1/24/2022
4021 Neilson Street	28,451.99	10/31/2024
<b>SUBTOTAL</b>	<b>\$282,213.59</b>	
4624 N. 12 <sup>th</sup> Street	6,750.00	
<b>GRAND TOTAL</b>	<b>\$289,063.59</b>	

1. 5229 Germantown Avenue – Buyer's Name: Guy Advisor Group LLC  
3/26/2019.  
CE – 1006720416  
CE – 1006720828 - \$110  
CE – 1308720811 - \$88  
CE – 1402720608 - \$88  
2013 – 2019 refuse = \$3,636.98  
Municipal lien #17090457 \$2,981.38  
Water bill settlement \$25,548.53 instead of \$30,000
2. 1700 N. Dover Street – Levels Investment LLC 1/8/2019  
CE – 1612820075 - \$2,417.01  
CE – 1702320301 - \$3,307.23  
CE – 1702320300  
CE – 1705330178 - \$3,809.00  
CE – 1801820326 - \$1,649.98  
Water through 2018 - \$8,380.13
3. 3765 N. Bourier Street – Delicina Future, LLC – 10/10/2019  
CE – 1408320815 - \$754.75  
CE – 1410720299 - \$1,527.50  
CE – 1501330231 - \$1,073.00  
CE – 1505320704 - \$4,265.78  
ID # 121202498 - \$1,128.59 PA Department of Revenue  
Tax 2012 to 2019 - \$7,951.62  
Water Bill through 2019 - \$1,755.15
4. 2153 66<sup>th</sup> Avenue, Philadelphia – Florence Investment LLC 8/30/2019  
CE – 1506320026  
CE – 1704330211  
CE – 1711330027  
Water Bill through 2019 - \$6,691.87  
Municipal 292/509/092/368/067 - \$816.61  
Tax 2011 to 2019 - \$13,055.42

Water Bill 8/3/2019 to 8/30/2019 - \$25.92

Unidentified charges - \$5,74.25

Held Escrow #W0803p5507 - \$1,938

5. 5551 Morris Street – Atlas Investment LLC 02/27/2019  
Tax 2012 to 2018 tax 150 T 0328 - \$ 8,686.70  
Water Bill through 2019 - \$2,968.94  
City series of tickets – debts on exhibits A - \$13,727.00  
Repair lien 410120037 - \$195  
CE – 1704330211  
CE – 1711330027
6. 212S. Edgewood Street – Briq House LLC – 3/21/2022  
Tax 2020 to 2021 - \$1,644.09  
2022 tax - \$523.33  
Water Bill Collected - \$8,117.51 – Executive collection. Sanchez  
carmen collection was not reported.
7. 2538 N. Gratz street, - FAO Philly LLC 4/14/2022  
Tax 2014 to 2022 162067900 - \$5,635.57  
Water revenue - \$1,677.53  
Escrow - \$8,000
8. 2507 No 19<sup>th</sup> Street – Darvin Philly LLC – 6/24/2022  
Re Tax Deed \$3,179  
Mortgage \$1,589.83  
Re Tax 2019 to 2022 OPA 162079700 - \$3,727.85  
Open water/sewage revenue as 18815002507001 \$8,261.29
9. 33 S. 53<sup>rd</sup> Street Doel Investment LLC 1/24/22  
Bre Income Tax Pay off Liens - \$13,677.97  
Water Bill/Sewage through 12/12/2021 - \$6,736.57

10. 4021 Nelson Street – Santana/ Marcia Rohena 10/30/2024

Retax 2013 # 332526600	- \$517.84
Retax 2014	- \$918.37
Retax 2015	- \$2,069.21
Retax 2016	- \$1,247.61
Retax 2017	- \$1,183.70
Retax 2018	- \$1,119.50
Retax 2019	- \$1,048.27
Retax 2020	- \$0
Retax 2021	- \$949.51
Retax 2022	- \$801.11
Retax 2023	- \$792.11
Retax 2024	- \$646.91

B Water/Sewage CE – 15-1072-0844- A Street #3301 \$337.00

11. 4624 N. 12<sup>th</sup> Street \$6,750
12. Superior Court of New Jersey \$17,750.01 to satisfy judgement fund was from the settlement of 250 TN. 19<sup>th</sup> street.
13. 3843 fairmount avenue
14. 730N 37<sup>th</sup> Street
15. 508 W Tabor Rd – Demolished in 2019

Address of Property: 4021 Neison Street, Philadelphia  
 Borrower - Banker's Name: Leonardo Santana / Marcia Rohena  
 Settlement date: 10/31/2024  
 Sale's Price: \$155,000  
 Net Proceed \$126,657.40  
 Total Deduction Amount: \$28,451.99

Name of Title Company: American Land Title Association  
 Lender: GreenTree Mortgage Company LP ISADIA/ATM A

Year	Description	Amount
1-	Real Estate Tax 2013 # 332-52660	\$57.84
2-	Real Estate Tax 2014 #	\$918.37
3-	Real Estate Tax 2015 #	\$2,069.21
4-	Tax 2016	\$1,247.61
5-	Tax 2017	\$1,183.70
6-	Tax 2018	\$1,19.50
7-	Tax 2019	\$1,048.27
8-	Tax 2020	\$949.51
9-	Real Estate Tax 2021	\$801.11
10-	Tax 2022	\$792.11
11-	Tax 2023	\$646.91
12-	Tax 2024	\$1,15-10-72-0844 - At street, #3301
13-	Water/sewer Judgment	to the city of Philadelphia - water Revenue - \$337.00

Address of Prop: 4: 2507 N- 19th Street  
Buyer's Name: David Philly LLC

Settlement date: June 24 2022

Sales Price: \$ 97000

Net Proceeds: \$ 46,618.97

Reduction Amount: 4: \$ 450,618.97

Name of Title Company: Tiff & Amila Title Insurance  
All Payments made to the City of Philadelphia

1114 Escrow CEC lies 1-6 to Colony Abstract Insurance \$ 30,000

City Tax Deed \$ 3,179.66 net tax \$ 1,539.83

2019-2022 OPTA 162079700 City of Philadelphia  
Open rates/Service wats Revenue 05/18815002507001 #8261.29

Address of property: 252 S. Carpenter  
Buyer's Name: Big House LLC  
Settlement date: 3/21/2022 @ 4:30pm  
Sales Price: \$50,000  
Net proceeds to seller: \$38,943.91  
Reduction amount:  
Name of Title Company: GO Abstract Services, LLC  
Name of PTH: PTH DELPHIA  
All payments made to the City of Philadelphia \$1,644.09

2020-2021 refax to the WY 21  
#523-533-  
2022 fax

A2

Address of property: 33 S. 53rd Street, phil  
Business Name: Noel Investment, LLC

Settlement date: 1/24/2022 @ 10:34

Sales Price: \$125,000

Net Proceeds to Seller: \$51,612.85

Total Reductions Amount:

Name of Title Company: #73,278.29  
P&H CLOTHESPHIA

All Payments made to the City of Philadelphia  
1302 Payoff liens to the City of Philadelphia \$13,677.97  
1303 water/sewage to 12/12/2021 Water Rev. \$6,736.57

Address of property: 2538 Great Spring, Philadelphia

Borrower's Name: FAO Philly LLC

Settlement date: 4/14/2022

Sales Price: \$65,000

Net Proceeds to Seller \$46,783.81  
Net Reduction amount:

Name of Title Company: Colony Abstract Company Inc / First American  
Ref of Settlements made to City of Philadelphia PA 162067900 #56557

- E 0 0 0 0 - Plaintiff's due to City of Philadelphia PA 162067900 #56557  
1303 2014-2022 Re tax bal. due to City of Philadelphia PA 162067900 #56557

1304 open water [sewage bal. Wefix Rev. 05/3800253800]  
1114 Escrow Water | Sewage liens to Colony Abstract Company Inc # 81000.00

1114

sometimes off  
the by products

Address of property: 2153 66th Street, Philadelphia PA 19138  
 Business Name: Florence Investment LLC- 1628 JFK Blvd Suite 2200

Settlement date: 08/30/2019

Sales price: \$ 75,000

Net Proceeds: \$ 51,147.18

Total Reduction Amount : : \$ 24,427.07

Name of Title Company: State wide ~~Abstract Group Inc.~~

All Payments made to the City of Philadelphia

Refund #1

1301 CE-1506326026 Refund on SA 21870  
 1302 CE-1704330211 and CE-1711330027 paid on SA 21870  
 1303 W/S theory' 2019- 8th Circle \$ 6,691.87

1304 June 29/2019/092/368/067 to City of Philadelphia \$ 816.61

1304 June 29/2019/092/368/067 to City of Phil. \$ 13,055.42

1305 2011-2019 Re-tax (exp) to City of Phil. \$ 25.92.

1306 W/S service 8/3-8/30

Offer unidentified charges \$ 574.25 due 4/06 - Tax  
 Line 516 — Held Escrow # K40803 P5507 \$ 1,938.00  
 Line 1202 City/County/steaps feed \$ 2,458.50 / \$ 1,229.25 ?  
 Line 1203 State tax Steam \$ 750 / \$ 375

Address of property: 5551 Morris Street, #601  
Owner's Name: Atlas Investment Inc.

Settlement date: 02/07/2019

Sales Price: \$75,000

Net Proceeds to Seller: \$ 46,822.58  
Total Deduction Amount: \$ 32,177.42

### Total Reduction Amount:

Name of Title Company: Statewide Abstract Group Inc  
Address: 1000 N. Main St., Suite 100, Salt Lake City, UT 84101

All payments made to the City of Philadelphia

1302 2012 - 2018 Retax 1504 To 328 to City  
1303 w/s thru 2019 1st cycle to City  
1305 includes all debts on exhibit A  
1305 line 1305 includes all debts on exhibit A

# 6 # 9 CE-170433021 / 1711330021 to Goffy & del  
# 136(6) repair [en # 10120037 to w/p.

Follow up for the lot of oil #32, 177.42

Address of property: 1700 N. Dover Street,  
Buyer's Name: Levels Investment LLC - 1929 Goodman Street, Philadelphia  
Settlement date: 1/8/2019

Sales Price: \$70,000 ~~\$100,000~~  
Net Proceeds: \$25,212.30  
Reduction Amount: 1: \$44,787.70

Name of Title Company:

All Payments made to the City of Philadelphia

1202 CE-1612820075 \$ 2,417.01 white kennedy  
1203 CE-1702320301 \$ 3,307.23 City of ph.  
1204 CE-1702320300  
1205 CE-1705330178 \$ 3,809.00  
1306 CE-1801820326 \$ 1,649.98 water rev. --  
1307 667 S florin, 2018 12th Cycle \$ 8,380.13  
1308 Other disbursement \$ 5,729.52 (Generalization of line 1308)

Payment to the city of philadelphia # 24, 787.70

CH-2194

Address of property: 6201 Germantown Ave, Phil  
 Business Name: Guy Harrison Group LLC

Settlement date: 08/26/2019

Sales Price: \$250,000  
 Net proceeds to Seller: \$221,234.09  
 Net proceeds to City of Philadelphia: \$223,765.91 / \$223,874.89.

Total - Reduction Amount  
 Name of Title Company: Statewide Abstract Group Inc

All Payments made to the City of Philadelphia

Held Escrow Refuse 2013-2019 \$5,500.

Refuse 08/28/2019 to 12/31/2019 \$103.56

1302 2019 Refuse Septemb to City of Philadelphia \$5,757.00  
 1306 CE-1006725416-Demand by water dept.

1307 CE-1006720828 to City of Philadelphia  
 #1308 CE-1008720811 to City of phil

1309 CE-1402720608 to City of phil  
 #1310 2013-2019 Refuse to city of phil

#1311 2013-2019 Refuse to city of phil  
 #1312 Muni Lien #17090457 to City of phil.

#1313 Water Settlement to City of phil  
 #1314 #25,048.53 instead of \$30,000  
 #1315 Water Settlement to City of phil

Amount paid to the City = \$47,765.91

3765 N 3rd Street Philadelphia  
 Buyers Name: Dolcia Future, LLC  
 Settlement date: 10/10/2019  
 Sales Price \$ 55,000  
 Net Proceeds \$ 31,573.55

Debit overall : \$24,052.84  
 Statewide Abstract Group Inc Title Insurance # 742.85

Payment to the City of Philadelphia  
 ⑩ 1304 - CE - 1408320815 \$ 754.75  
 ⑪ 1305 - CE - 1410720299 \$ 1,527.50  
 ⑫ 1306 - CE - 1501330231 \$ 1,073.00  
 ⑬ 1307 - CE - 1505320704 \$ 4,265.78  
 ⑭ 1303 - ID # 121202498 \$ 1,128.59 - PA Department of Revenue